



Braithwaite

Surprise View, Braithwaite, Keswick, CA12 5SZ

A rare opportunity to purchase a most appealing detached one bedroom cottage style house occupying an idyllic elevated site in a delightful rural setting with stunning open rear views to the fells and within easy walking distance to Braithwaite village centre. An ideal second home or for lucrative use as a highly desirable holiday let. Early viewing is recommended of this hidden gem.

Braithwaite is situated in the Lake District National Park at the foot of Whinlatter forest only 2.5 miles west of the market town of Keswick and 11 miles south east of Cockermouth. The village has an active community and offers an extensive range of local amenities including regular bus routes, Church of England primary school, two shops and a visiting post office, church, village hall with sporting facilities, café, hotels, restaurants and public houses. There is a foot and cycle path into Keswick.

Offers over £385,000

Quick Overview

- Most appealing detached cottage style house
- Stunning open rear views to the fells
- Elevated site in a delightful rural setting
- Easy walking distance to Braithwaite village centre
- Rear decked balconies and entertaining terrace
- Front parking space and rear garden
- Ideally suitable as a second home or holiday let
- Early viewing highly recommended



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C



Superfast
73Mbps



2

Property Reference: KW0305



Bedroom



Bedroom



Shower Room



Kitchen

Accommodation

Ground Floor:

Entrance Hall

With radiator, under stairs cupboard.

Bedroom 12' 4" x 9' 9" (3.76m x 2.97m)

Double bedroom with radiator, range of built in wardrobes, external door leading to a decked balcony providing stunning views to the fells.

Shower Room

With large shower cubicle, WC, vanity wash hand basin, heated towel rail, recessed ceiling spot lights.

First Floor:

Kitchen 11' 8" x 9' 5" (3.56m x 2.87m)

With two roof windows, fitted base and wall units, 1.5 bowl sink unit with mixer tap, integrated oven and hob, plumbing for washing machine, radiator, archway leading to

Living Room 16' 1" x 9' 9" (4.9m x 2.97m)

With windows to two elevations, gas stove on slate hearth, radiator.



Kitchen



Living Room



Kitchen



Living Room



Living Room



Decked Balcony

Outside:

Front gravelled parking area, side pathway, extensive rear decked balcony and spacious entertaining terrace each providing stunning views to the fells, rear garden with stocked and shrubbed borders mature hedging and established trees.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage. Gas central heating to radiators.

Council Tax

Band C.

Directions

From Keswick town centre proceed onto the A66 towards Cockermouth. After passing the turning on the left for Portinscale turn left at the signpost for Braithwaite. Continue towards the Royal Oak public house and take the second turning on the right. Surprise View is situated on the right after approximately a third of a mile.

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers over £385,000 are invited.



Decked Balcony and Terrace



Garden



View



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



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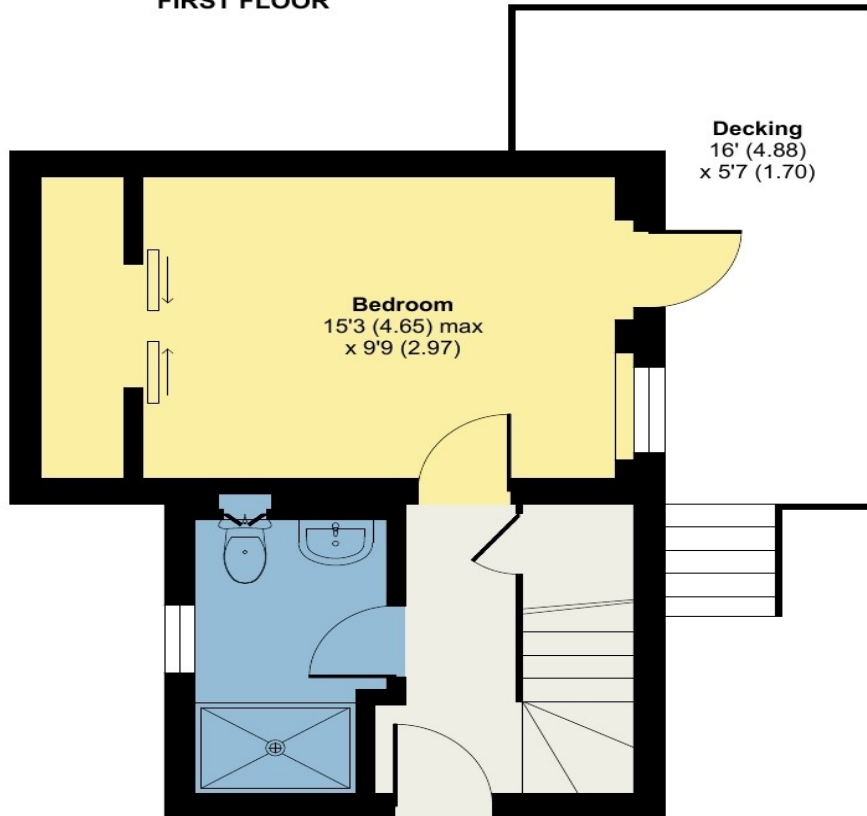
Surprise View, Braithwaite, Keswick

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1044283

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